

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Note	Current Quarter ended		Cumulative Quarter ended	
		31.12.2012	31.12.2011	31.12.2012	31.12.2011
		RM'000	RM'000	RM'000	RM'000
Rental income		103,201	108,058	200,673	201,068
Other operating income		2,619	2,679	4,919	4,708
<b>Gross revenue</b>		<b>105,820</b>	<b>110,737</b>	<b>205,592</b>	<b>205,776</b>
Quit rent, assessment and insurance		(3,275)	(3,095)	(6,343)	(6,037)
Other property operating expenses		(24,422)	(28,920)	(48,246)	(50,763)
<b>Property operating expenses</b>		<b>(27,697)</b>	<b>(32,015)</b>	<b>(54,589)</b>	<b>(56,800)</b>
<b>Net property income</b>		<b>78,123</b>	<b>78,722</b>	<b>151,003</b>	<b>148,976</b>
Other income		312	426	566	366
<b>Net investment income</b>		<b>78,435</b>	<b>79,148</b>	<b>151,569</b>	<b>149,342</b>
Manager's fee		(5,998)	(5,746)	(11,730)	(11,222)
Trustee's fee		(229)	(210)	(457)	(421)
Finance costs		(15,668)	(21,482)	(30,399)	(41,324)
Other expenses		(418)	(949)	(852)	(1,750)
		(22,313)	(28,387)	(43,438)	(54,717)
<b>Income before taxation</b>		<b>56,122</b>	<b>50,761</b>	<b>108,131</b>	<b>94,625</b>
Income tax expense		-	-	-	-
<b>Profit for the period</b>		<b>56,122</b>	<b>50,761</b>	<b>108,131</b>	<b>94,625</b>
<b>Profit for the period comprise the following:</b>					
Realised		56,116	50,738	108,113	94,968
Unrealised		6	23	18	(343)
		56,122	50,761	108,131	94,625
Earnings per unit (sen)					-
- realised		2.08	1.89	4.01	3.54
- unrealised		-	-	-	(0.01)
		2.08	1.89	4.01	3.53
Proposed/declared distribution per unit (sen)		2.19	1.99	4.22	3.74

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONT'D)**

	Current Quarter ended		Cumulative Quarter ended	
	31.12.2012	31.12.2011	31.12.2012	31.12.2011
	RM'000	RM'000	RM'000	RM'000
<b>Profit for the period</b>	<b>56,122</b>	<b>50,761</b>	<b>108,131</b>	<b>94,625</b>
<b>Other comprehensive income</b>				
Cash flow hedge - fair value of derivative	563	-	(9,363)	-
Cash flow hedge reserve recycled to profit or loss	770	-	13,120	-
<b>Total comprehensive income for the period</b>	<b>57,455</b>	<b>50,761</b>	<b>111,888</b>	<b>94,625</b>

**Income distribution**

	Current Quarter ended		Cumulative Quarter ended	
	31.12.2012	31.12.2011	31.12.2012	31.12.2011
	RM'000	RM'000	RM'000	RM'000
Realised total comprehensive income for the period	56,116	50,738	108,113	94,968
Add: Surplus cash arising from 50% Manager's fee paid/payable in Units	2,999	2,873	5,865	5,611
Total available for income distribution for the period	59,115	53,611	113,978	100,579
Brought forward undistributed income available for distribution	223	141	142	235
Total available for income distribution	59,338	53,752	114,120	100,814
Less: Proposed/declared income distribution	(59,144)	(53,566)	(113,926)	(100,628)
Balance undistributed arising from rounding difference	194	186	194	186

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>As At 31.12.2012 (Unaudited)</b>	<b>As At 30.06.2012 (Unaudited)</b>	<b>As At 1.07.2011 (Unaudited)</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Plant and equipment	1,110	437	122
Investment properties	4,960,822	4,630,000	4,379,000
Derivative financial instrument	-	8,455	-
	<b>4,961,932</b>	<b>4,638,892</b>	<b>4,379,122</b>
<b>Current assets</b>			
Receivables, deposits and prepayments	16,122	18,685	14,461
Deposits placed with licensed financial institutions	30,783	17,440	53,722
Cash and bank balances	7,817	8,359	4,884
Derivative financial instrument	-	-	706
	<b>54,722</b>	<b>44,484</b>	<b>73,773</b>
	<b>5,016,654</b>	<b>4,683,376</b>	<b>4,452,895</b>
<b>FINANCED BY:</b>			
<b>Unitholders' funds</b>			
Unitholders' capital	2,367,251	2,361,487	2,350,437
Undistributed income	652,987	646,844	420,613
Total Unitholders' funds	<b>3,020,238</b>	<b>3,008,331</b>	<b>2,771,050</b>
<b>Non-current liabilities</b>			
Borrowings	705,125	318,085	1,502,025
Long term liabilities	35,595	53,920	52,029
Derivative financial instrument	908	-	-
	<b>741,628</b>	<b>372,005</b>	<b>1,554,054</b>
<b>Current liabilities</b>			
Borrowings	1,181,806	1,245,039	59,350
Trade and other payables	72,982	58,001	68,441
	<b>1,254,788</b>	<b>1,303,040</b>	<b>127,791</b>
	<b>5,016,654</b>	<b>4,683,376</b>	<b>4,452,895</b>
Number of units in circulation ('000 units)	2,700,626	2,696,462	2,686,898
<b>NET ASSET VALUE ("NAV")</b>			
- Before income distribution	3,020,238	3,008,331	2,771,050
- After income distribution	2,961,094	2,957,368	2,727,522
<b>NET ASSET VALUE PER UNIT (RM)</b>			
- Before income distribution <sup>1</sup>	1.1183	1.1157	1.0313
- After income distribution <sup>2</sup>	1.0964	1.0968	1.0151

<sup>1</sup> Before the 2Q 2013 proposed income distribution of 2.19 sen per unit (4Q 2012: 1.89 sen per unit and 4Q 2011: 1.63 sen per unit).

<sup>2</sup> After the 2Q 2013 proposed income distribution of 2.19 sen per unit (4Q 2012: 1.89 sen per unit and 4Q 2011: 1.63 sen per unit).

The unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE**

	Unitholders' Capital	<-- Undistributed Income -->		Total Unitholders' Funds
	RM'000	Realised RM'000	Unrealised RM'000	RM'000
<b>As at 1 July 2012</b>	2,361,487	30,307	616,537	3,008,331
<b>Total comprehensive income</b>				
Profit for the period	-	108,113	18	108,131
Other comprehensive income				
- Cash flow hedge - fair value of derivative	-	-	(9,363)	(9,363)
- Cash flow hedge reserve recycled to profit or loss	-	-	13,120	13,120
Total comprehensive income, representing the increase in net assets resulting from operations	2,361,487	138,420	620,312	3,120,219
<b>Unitholders' transactions</b>				
Creation of units <sup>1</sup>				
- Manager's fee paid in units	5,764	-	-	5,764
Distribution to unitholders				
- Income distribution declared and paid in current year	-	(54,782)	-	(54,782)
- Income distribution proposed in prior year but paid in current year	-	(50,963)	-	(50,963)
Increase/(decrease) in net assets resulting from unitholders' transactions	5,764	(105,745)	-	(99,981)
<b>As at 31 December 2012 (Unaudited)</b>	2,367,251	32,675	620,312	3,020,238

	Unitholders' Capital	<-- Undistributed Income -->		Total Unitholders' Funds
	RM'000	Realised RM'000	Unrealised RM'000	RM'000
<b>As at 1 July 2011</b>	2,350,437	34,261	386,352	2,771,050
<b>Total comprehensive income</b>				
Profit for the year	-	190,583	229,880	420,463
Other comprehensive income				
- Cash flow hedge - fair value of derivative	-	-	8,455	8,455
- Cash flow hedge reserve recycled to profit or loss	-	-	(8,150)	(8,150)
Total comprehensive income, representing the increase in net assets resulting from operations	2,350,437	224,844	616,537	3,191,818
<b>Unitholders' transactions</b>				
Creation of units <sup>1</sup>				
- Manager's fee paid in units	11,050	-	-	11,050
Distribution to unitholders				
- Income distribution declared and paid in current year	-	(151,009)	-	(151,009)
- Income distribution proposed in prior year but paid in current year	-	(43,528)	-	(43,528)
Increase/(decrease) in net assets resulting from unitholders' transactions	11,050	(194,537)	-	(183,487)
<b>As at 30 June 2012 (Unaudited)</b>	2,361,487	30,307	616,537	3,008,331

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE (CONT'D)**

<sup>1</sup> Issue of new units comprise the following:

	<b>31.12.2012</b>	
	<b>Units</b>	<b>Amount</b>
	<b>'000</b>	<b>RM'000</b>
Issuance of new units pursuant to 50% Manager fee paid in units:		
- at RM1.3261 per unit for the quarter ended 30 June 2012	2,186	2,898
- at RM1.4487 per unit for the quarter ended 30 September 2012	1,978	2,866
Total Manager's fee paid in units	<u>4,164</u>	<u>5,764</u>
	<b>30.06.2012</b>	
	<b>Units</b>	<b>Amount</b>
	<b>'000</b>	<b>RM'000</b>
Issuance of new units pursuant to 50% Manager fee paid in units:		
- at RM1.1204 per unit for the quarter ended 30 June 2011	2,368	2,653
- at RM1.0972 per unit for the quarter ended 30 September 2011	2,495	2,737
- at RM1.1808 per unit for the quarter ended 31 December 2011	2,433	2,873
- at RM1.2294 per unit for the quarter ended 31 March 2012	2,268	2,787
Total Manager's fee paid in units	<u>9,564</u>	<u>11,050</u>

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>Cumulative Quarter ended</b>	
	<b>31.12.2012</b>	<b>31.12.2011</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>OPERATING ACTIVITIES</b>		
Cash receipts from customers	209,656	202,857
Refundable security deposits from customers	2,811	5,681
Cash paid for operating expenses	(76,024)	(67,885)
Net cash generated from operating activities	<u>136,443</u>	<u>140,653</u>
<b>INVESTING ACTIVITIES</b>		
Acquisition of plant and equipment	(351)	(136)
Acquisition of investment property	(310,000)	-
Incidental costs on acquisition of investment properties	-	(7,319)
Subsequent expenditure of investment properties	(17,543)	(16,227)
Interest received	541	624
Net cash used in investing activities	<u>(327,353)</u>	<u>(23,058)</u>
<b>FINANCING ACTIVITIES</b>		
Issuance of commercial papers	3,037,000	-
Issuance of unrated bonds	400,000	-
Drawdown of term loan	-	674,350
Drawdown of revolving loans/credits	3,325,000	87,100
Repayment of term loan	-	(600,000)
Repayment of commercial papers	(2,475,000)	-
Repayment of revolving loans/credits	(3,950,000)	(146,450)
Interest paid	(27,544)	(35,512)
Payment of unit issuance and financing expenses	-	(647)
Gain from termination of derivative financial instrument	-	316
Distribution paid	(105,745)	(90,590)
Net cash (used in)/generated from financing activities	<u>203,711</u>	<u>(111,433)</u>
Net increase in cash and cash equivalents	12,801	6,162
Cash and cash equivalents at beginning of period	25,799	58,606
Cash and cash equivalents at end of period	<u>38,600</u>	<u>64,768</u>
Cash and cash equivalents at end of period comprise:		
Cash and bank balances	7,817	14,222
Deposits placed with licensed financial institutions	30,783	50,546
Cash and cash equivalents at end of period	<u>38,600</u>	<u>64,768</u>

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134**

**A1. Corporate Information**

Sunway Real Estate Investment Trust ("Sunway REIT" or "Fund") is a Malaysia-domiciled real estate investment trust constituted pursuant to the trust deed dated 20 May 2010 and the supplementary deed dated 10 June 2010 (collectively referred to as the "Deed") between Sunway REIT Management Sdn. Bhd. (the "Manager") and OSK Trustees Berhad (the "Trustee"). The Fund was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010.

The consolidated condensed interim financial statements comprise Sunway REIT and its subsidiaries (the "Group").

**A2. First-time Adoption of Malaysian Financial Reporting Standards ("MFRS")**

These condensed consolidated interim financial statements, for the first quarter ended 30 September 2012, have been prepared in accordance with MFRS 134: *Interim Financial Reporting*, paragraph 9.44 of the Bursa Malaysia Securities Berhad Listing Requirements, provisions of the deed dated 20 May 2010 ("the Deed") and the Securities Commission's Guidelines on Real Estate Investment Trust ("the REITs Guidelines"). These condensed consolidated interim financial statements also comply with IAS 34: *Interim Financial Reporting* issued by the International Accounting Standards Board. For the periods up to and including the year ended 30 June 2012, the Group prepared its financial statements in accordance with Financial Reporting Standards ("FRS").

The consolidated financial statements of the Group for the year ended 30 June 2012 which were prepared under FRS are available upon request from the management company's registered office at Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan.

These condensed consolidated interim financial statements are the Group's first MFRS condensed consolidated interim financial statements for part of the period covered by the Group's first MFRS annual financial statements for the year ending 30 June 2013. MFRS 1: *First-Time Adoption of Malaysia Financial Reporting Standards* ("MFRS 1") has been applied.

The transition from FRS to MFRS does not have material effects on the financial position of the Group as at 1 July 2011.

**A3. Significant accounting policies and application of MFRS 1**

The audited financial statements of the Group for the year ended 30 June 2012 were prepared in accordance with FRS. Except for certain differences, the requirements under FRS and MFRS are similar. The significant accounting policies adopted in preparing these consolidated condensed interim financial statements are consistent with those of the audited financial statements for the year ended 30 June 2012 and application of MFRS do not have material effects on the financial position, financial performance or cash flows of the Group.

**A4. Audit Report of Preceding Financial Year**

The auditors have expressed an unqualified opinion on Sunway REIT's financial statement for the financial year ended 30 June 2012.

**A5. Changes in Estimates**

This is not applicable as no estimates were previously reported.

**A6. Unusual Items**

There were no material unusual items affecting the amounts reported for the current quarter ended 31 December 2012.

**SUNWAY REAL ESTATE INVESTMENT TRUST  
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**A7. Issuance, Repurchases and Repayments of Debt and Equity Securities**

Sunway REIT has issued 1,978,300 new units at RM1.4487\* per unit on 26 November 2012 being 50% payment of the Manager's fee for the quarter ended 30 September 2012. The units were listed on the Main Market of Bursa Securities on 28 November 2012.

\* *Based on the 10-day volume weighted average price ("VWAP") of the units up to 28 September 2012.*

**A8. Changes in the Composition/Fund Size of the Trust**

Sunway REIT's fund size increase from 2,698.6 million units to 2,700.6 million units with the issuance of new units as mentioned in Note A7.



**SUNWAY REAL ESTATE INVESTMENT TRUST**

**FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**A9. Segmental Reporting**

(a) By segment

Segmental results for the quarter ended 31 December 2012 are as follows:

Second Quarter

	Current Quarter ended 31.12.2012					Current Quarter ended 31.12.2011			
	Retail RM'000	Hotel RM'000	Office RM'000	Others RM'000	Total RM'000	Retail RM'000	Hotel RM'000	Office RM'000	Total RM'000
<b>BY BUSINESS SEGMENTS</b>									
REVENUE AND EXPENSES									
Gross revenue	75,546	20,001	10,222	51	105,820	78,039	21,893	10,805	110,737
<u>Results</u>									
Net property income	51,949	19,114	7,009	51	78,123	50,355	21,141	7,226	78,722
Other income					312				426
Change in fair value of investment properties					-				-
Trust and other expenses					(6,645)				(6,905)
Financing costs					(15,668)				(21,482)
Income before taxation					56,122				50,761
Income tax expense					-				-
Profit for the period					56,122				50,761

**SUNWAY REAL ESTATE INVESTMENT TRUST**

**FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**A8. Segmental Reporting (Cont'd)**

(a) By segment (Cont'd)

Cumulative Quarter

	Cumulative year-to-date Ended 31.12.2012					Cumulative year-to-date Ended 31.12.2011			
	Retail RM'000	Hotel RM'000	Office RM'000	Others RM'000	Total RM'000	Retail RM'000	Hotel RM'000	Office RM'000	Total RM'000
<b>BY BUSINESS SEGMENTS</b>									
REVENUE AND EXPENSES									
Gross revenue	148,844	36,312	20,385	51	205,592	146,508	37,764	21,504	205,776
<u>Results</u>									
Net property income	102,221	34,718	14,013	51	151,003	97,086	36,741	15,149	148,976
Other income					566				366
Change in fair value of investment properties					-				-
Trust and other expenses					(13,039)				(13,393)
Financing costs					(30,399)				(41,324)
Income before taxation					108,131				94,625
Income tax expense					-				-
Profit for the period					108,131				94,625

**SUNWAY REAL ESTATE INVESTMENT TRUST**

**FOR THE SECOND QUARTER ENDED 31 DECEMBER 2012 (UNAUDITED)**

**A9. Segmental Reporting (Cont'd)**

(b) By property

Properties	Gross Revenue			Net Property Income			Gross Revenue			Net Property Income		
	Second Quarter ended			Second Quarter ended			Cumulative Quarter ended			Cumulative Quarter ended		
	31.12.2012	31.12.2011	Change	31.12.2012	31.12.2011	Change	31.12.2012	31.12.2011	Change	31.12.2012	31.12.2011	Change
	RM'000	RM'000	%	RM'000	RM'000	%	RM'000	RM'000	%	RM'000	RM'000	%
<b>Retail</b>												
Sunway Pyramid Shopping Mall	60,204	56,914	5.8%	42,316	39,799	6.3%	118,337	111,884	5.8%	83,194	78,302	6.2%
Sunway Carnival Shopping Mall	7,887	6,996	12.7%	4,936	3,875	27.4%	15,430	13,524	14.1%	9,607	7,491	28.2%
Suncity Ipoh Hypermarket	1,137	1,140	-0.3%	1,051	1,054	-0.3%	2,274	2,277	-0.1%	2,105	2,091	0.7%
Sunway Putra Mall	6,318	12,989	-51.4%	3,646	5,627	-35.2%	12,803	18,823	-32.0%	7,315	9,202	-20.5%
	75,546	78,039	-3.2%	51,949	50,355	3.2%	148,844	146,508	1.6%	102,221	97,086	5.3%
<b>Hotel</b>												
Sunway Resort Hotel & Spa	9,508	10,789	-11.9%	9,077	10,444	-13.1%	17,821	19,402	-8.1%	17,152	18,754	-8.5%
Pyramid Tower Hotel	5,799	6,461	-10.2%	5,704	6,356	-10.3%	11,507	12,500	-7.9%	11,316	12,293	-7.9%
Sunway Hotel Seberang Jaya	704	1,483	-52.5%	651	1,428	-54.4%	1,042	2,702	-61.4%	932	2,596	-64.1%
Sunway Putra Hotel	3,990	3,160	26.3%	3,682	2,913	26.4%	5,942	3,160	100.0%	5,318	3,098	71.7%
	20,001	21,893	-8.6%	19,114	21,141	-9.6%	36,312	37,764	-3.8%	34,718	36,741	-5.5%
<b>Office</b>												
Menara Sunway	4,217	4,014	5.1%	3,100	2,725	13.8%	8,331	8,086	3.0%	5,971	5,849	2.1%
Sunway Tower	3,879	4,163	-6.8%	2,748	3,201	-14.2%	7,757	8,397	-7.6%	5,583	6,426	-13.1%
Sunway Putra Tower	2,126	2,628	-19.1%	1,161	1,300	-10.7%	4,297	5,021	-14.4%	2,459	2,874	-14.4%
	10,222	10,805	-5.4%	7,009	7,226	-3.0%	20,385	21,504	-5.2%	14,013	15,149	-7.5%
<b>Others</b>												
Sunway Medical Centre	51	-	100.0%	51	-	100.0%	51	-	100.0%	51	-	100.0%
	51	-	100.0%	51	-	100.0%	51	-	100.0%	51	-	100.0%
<b>TOTAL PORTFOLIO</b>	<b>105,820</b>	<b>110,737</b>	<b>-4.4%</b>	<b>78,123</b>	<b>78,722</b>	<b>-0.8%</b>	<b>205,592</b>	<b>205,776</b>	<b>-0.1%</b>	<b>151,003</b>	<b>148,976</b>	<b>1.4%</b>

**SUNWAY REAL ESTATE INVESTMENT TRUST  
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**A9. Segmental Reporting (Cont'd)**

The Group comprises the following major business segments:

- (i) Retail - renting of retail premises to tenants
- (ii) Hotel - leasing of hotel premises to hotel operators
- (iii) Office - renting of office premises to tenants
- (iv) Others - leasing of a medical premise to a hospital operator

There has been no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last annual financial statements except for addition of an others segment to the segmental reporting following the completion of acquisition of Sunway Medical Centre during the quarter ended 31 December 2012.

**Review of current quarter results**

**Retail segment**

The retail segment recorded gross revenue of RM75.5 million for the current quarter ended 31 December 2012 (2Q 2013), lower by 3.2% or RM2.5 million compared to the preceding year corresponding quarter (2Q 2012). The revenue was higher in 2Q 2012 as Sunway Putra Mall recorded a one off revenue of RM4.6 million in respect of rental for the period from date of acquisition (19 April 2011) to 30 June 2011 when the Manager secured full possession and control of Sunway Putra Place from the previous owner on 28 September 2011 and its average occupancy rate was also higher at 84% in 2Q 2012 compared to 73.1% in 2Q 2013. However, the decline was partially mitigated by better performance of Sunway Pyramid Shopping Mall and Sunway Carnival Shopping Mall. Sunway Pyramid Shopping Mall, the leading income contributor, continued to register solid performance with an increase in gross revenue by RM3.3 million or 5.8% compared to 2Q 2012, mainly attributable to higher overall average rental rate resulting from renewal/new tenancies whereby 306,292 sq.ft. or 79.5% of the tenancies due for renewal in the current financial year was renewed/replaced with an average rental revision of 19.3% for a 3-year term. Sunway Carnival Shopping Mall, a premier lifestyle shopping mall in Seberang Jaya, Penang, achieved a strong revenue growth of 12.7% mainly attributable to a significant improvement in average occupancy rate from 89.5% for YTD 2Q 2012 to 96.1% for YTD 2Q 2013.

Property operating expenses of the retail segment for 2Q 2013 was RM23.6 million, a reduction of RM4.1 million or 14.8% from 2Q 2012, mainly due to lower allowance for doubtful debts at Sunway Putra Mall.

Net property income of retail segment for 2Q 2013 was RM51.9 million, an increase of 3.2% or RM1.6 million compared to 2Q 2012, mainly contributed by robust performance of Sunway Pyramid Shopping Mall and Sunway Carnival Shopping Mall.

**Hotel segment**

The hotel segment registered gross revenue of RM20.0 million for 2Q 2013, lower by 8.6% or RM1.9 million compared to 2Q 2012. The performance of Sunway Resort Hotel & Spa and Pyramid Tower Hotel were lower during the current quarter compared to 2Q 2012, affected by lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets. The softer performance of Sunway Hotel Seberang Jaya was affected by the ongoing renovation. The lower income contribution from these three hotels were partially mitigated by better performance of Sunway Putra Hotel which achieved better average occupancy rate of 70.5% in 2Q 2013 compared to 59.5% in 2Q 2012.

Net property income of hotel segment for 2Q 2013 was RM19.1 million, lower by 9.6% or RM2.0 million compared to 2Q 2012, mainly due to lower overall revenue.

Note: The hotel properties are under hotel master lease and hence, incurred minimum property operating expenses which comprise mainly quit rent, assessment and insurance.

**Office segment**

The office segment recorded gross revenue of RM10.2 million, lower by RM0.6 million or 5.4% compared to 2Q 2012, mainly attributable to lower overall occupancy rate. The average occupancy rate of Sunway Tower and Sunway Putra Tower as at end of 2Q 2013 were lower at 81.8% and 76.5% respectively compared to 2Q 2012 of 93.8% and 90.4% respectively.

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**A9. Segmental Reporting (Cont'd)**

**Review of current quarter results (Cont'd)**

Office segment (cont'd)

Property operating expenses of office segment for 2Q 2013 was RM3.2 million, a reduction of RM0.4 million or 10.2% from 2Q 2012 mainly due to lower allowance for doubtful debts at Sunway Putra Tower.

Net property income of office segment for 2Q 2013 was RM7.0 million, lower by RM0.2 million or 3% from 2Q 2012, contributed by lower revenue.

Others

Sunway Medical Centre was acquired on 31 December 2012 and leased to Sunway Medical Centre Berhad on a 10-year master lease agreement at an annual rental of RM19 million and with a 3.5% rental reversion per annum. The lease is based on a triple net basis whereby all the property operating expenses, quit rent, assessment and insurance will be borne by the lessee. The income from Sunway Medical Centre property represents a one day rental for 31 December 2012, being the commencement date of the master lease agreement.

Income before taxation

Finance costs for 2Q 2013 was RM15.7 million, a significant reduction of RM5.8 million or 27.1% compared to 2Q 2012, primarily due to refinancing of borrowings from 28 December 2011 onwards which resulted in a reduction in average cost of debts from 4.67% p.a. for YTD 2Q 2012 to 3.73% p.a. for YTD 2Q 2013.

Overall, net income for 2Q 2013 was RM56.1 million, a significant increase of 10.6% or RM5.4 million compared to 2Q 2012, mainly attributable to lower finance costs.

**Review of cumulative quarter results**

Retail segment

The retail segment recorded gross revenue of RM148.8 million for the cumulative quarter ended 31 December 2012 (YTD 2Q 2013), an improvement of 1.6% or RM2.3 million compared to the preceding year corresponding cumulative quarter (YTD 2Q 2012). Sunway Pyramid Shopping Mall, the leading income contributor, continued to register solid performance with an increase in gross revenue by RM6.5 million or 5.8% compared to 2Q 2012, mainly attributable to higher overall average rental rate resulting from renewal/new tenancies whereby 306,292 sq.ft. or 79.5% of the tenancies due for renewal in the current financial year was renewed/replaced with an average rental reversion of 19.3% for a 3-year term. Sunway Carnival Shopping Mall, a premier lifestyle shopping mall in Seberang Jaya, Penang, achieved a strong revenue growth of 14.1% of RM1.9 million mainly attributable to a significant improvement in average occupancy rate from 89.5% for YTD 2Q 2012 to 96.1% for YTD 2Q 2013. However, the increase was partially offset by lower revenue from Sunway Putra Mall in 2Q 2013 as explained in Note A9 above.

Property operating expenses of the retail segment for YTD 2Q 2013 was RM46.6 million, lower by RM2.8 million or 5.7% from YTD 2Q 2012, mainly due to lower allowance for doubtful debts at Sunway Putra Mall.

Net property income of retail segment for YTD 2Q 2013 was RM102.2 million, an increase of 5.3% or RM5.1 million compared to YTD 2Q 2012, mainly contributed by robust performance of Sunway Pyramid Shopping Mall and Sunway Carnival Shopping Mall.

Hotel segment

The hotel segment registered gross revenue of RM36.3 million for YTD 2Q 2013, lower by 3.8% or RM1.5 million compared to YTD 2Q 2012. The performance of Sunway Resort Hotel & Spa and Pyramid Tower Hotel were affected by lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets as well as lower tourist arrivals from the Middle East. The lower tourist arrivals was due to the approximately 10 days shorter peak travel season prior to the commencement of the Ramadhan fasting month from 20 July 2012 (1Q 2012 : Ramadhan fasting month commenced from 1 August 2011).

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**Segmental Reporting (Cont'd)**

**Review of cumulative quarter results (Cont'd)**

Hotel segment (cont'd)

The softer performance of Sunway Hotel Seberang Jaya was affected by the ongoing renovation. The lower income contribution from these three hotels were partially mitigated by better performance of Sunway Putra Hotel which achieved better average occupancy rate of 62.9% for YTD 2Q 2013 compared to 59.5% for YTD 2Q 2012. The higher income contribution from this hotel was also due to commencement of the hotel master lease on 28 September 11 (end of 2Q 2012) following securing control and possession of Sunway Putra Hotel.

Net property income of hotel segment for YTD 2Q 2013 was RM34.7 million, lower by 5.5% or RM2.0 million compared to YTD 2Q 2012, resulting from lower overall revenue.

Note: The hotel properties are under hotel master lease and hence, incurred minimum property operating expenses which comprise mainly quit rent, assessment and insurance.

Office segment

The office segment recorded gross revenue of RM20.4 million, lower by RM1.1 million or 5.2% compared to YTD 2Q 2012, mainly due to lower overall occupancy rate. The average occupancy rate of Sunway Tower and Sunway Putra Tower as at end of 2Q 2013 were lower at 81.8% and 76.5% respectively compared to 2Q 2012 of 93.8% and 90.4% respectively.

Property operating expenses of office segment for YTD 2Q 2013 was RM6.4 million, consistent with 2Q 2012.

Net property income of office segment for YTD 2Q 2013 was RM14.0 million, lower by RM1.1 million or 7.5% from YTD 2Q 2012, contributed by lower revenue.

Others

As explained in Note A9 above.

Income before taxation

Finance costs for YTD 2Q 2013 was RM30.4 million, a significant reduction of RM10.9 million or 26.4% compared to YTD 2Q 2012, primarily due to refinancing of borrowings as explained in Note A9 above.

Overall, net income for YTD 2Q 2013 was RM108.1 million, a significant increase of 14.3% or RM13.5 million compared to YTD 2Q 2012, mainly attributable to lower finance costs.

**A10. Seasonality of Operations**

The results for the current quarter under review were not materially affected by seasonal or cyclical factors except for the hotel segment which achieved better performance compared to the immediate preceding quarter as the current quarter is typically a peak season due to year end corporate functions, banquets as well as school holiday.

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**A11. Income Before Taxation**

Included in the income before taxation are the following items:

	Current Quarter ended		Cumulative Quarter ended	
	31.12.2012 RM'000	31.12.2011 RM'000	31.12.2012 RM'000	31.12.2011 RM'000
Interest Income	(306)	(399)	(548)	(702)
Net changes in fair value of long term liabilities	(7)	(23)	(18)	(47)
Fair value loss on derivative financial instrument <sup>1</sup>	-	-	-	390
Unrealised foreign exchange gain (hedged item)	(770)	-	(13,120)	-
Cash flow hedge reserve recycled to profit or loss	770	-	13,120	-
Allowance for/(reversal of) impairment of receivables <sup>2</sup>	268	5,025 <sup>2</sup>	307	5,154 <sup>2</sup>
Depreciation of plant and equipment	45	15	59	18

<sup>1</sup> In the financial period ended 30 June 2011, the Group had entered into a 4-year interest rate swap to exchange floating interest rate for fixed interest rate in order to minimise the exposure from fluctuation of interest rate. An interest rate swap is a derivative in which one party exchanges a stream of interest payments for another party's stream of cash flow. The fair value of this derivative financial instrument was derived from valuation inputs (other than Level 1 input) that are observable for the asset or liability, either directly or indirectly as discussed in Note A16.

As at 30 June 2011, the Group recognised an unrealised gain on changes in fair value of derivative financial instrument of RM706,000 arising from valuation input as mentioned above. The Group had terminated the interest rate swap contract in 1Q 2012 as part of the active capital management strategies and recognised a realised gain of RM316,000. The unrealised gain of RM706,000 previously recognised was reversed in 1Q 2012 to reflect the unwinding of the interest rate swap contract and thus, resulted in a fair value loss on derivative financial instrument of RM390,000.

<sup>2</sup> Mainly from Sunway Putra Mall.

**A12. Income Tax Expense**

Taxation of the REIT

The tax transparency system under Section 61A of the Malaysian Income Tax Act 1967, exempts the REIT from income tax in a year of assessment if the REIT distributes at least 90% of its total taxable income in the same year of assessment.

Since Sunway REIT shall be distributing 100% of its realised year-to-date income (which translates to more than 90% of its total taxable income), the REIT should not incur any tax expense for the financial period ended 31 December 2012.

Taxation of the Unitholders

Pursuant to Section 109D(2) of Income Tax Act, 1967, where 90% or more of the REIT's total taxable income is distributed by the REIT, distributions to unitholders (other than resident corporate investors) will be subject to tax based on a withholding tax mechanism at the following rates:

Unitholders	Withholding tax rate
Individuals & all other non-corporate investors such as institutional	10%
Non-resident corporate investors	25%

Resident corporate investors are required to report the distributions in their normal corporate tax return and subject to the normal corporate tax rate of 25%.

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**A13. Income Distribution**

For the quarter ended 31 December 2012, the Manager proposed an interim income distribution of approximately 100% of the realised distributable income amounting to RM59.1 million or 2.19 sen per unit, comprising taxable and non-taxable amount of 1.83 sen and 0.36 sen per unit respectively. This amount includes surplus cash arising from 50% Manager's fee payable in units of RM3.0 million.

The book closure and payment dates in respect of the proposed interim income distribution will be fixed on 13 February 2013 and 27 February 2013 respectively.

**A14. Valuation of Investment properties**

Investment properties are valued by independent registered valuer and the difference between the valuation and the carrying amounts of the respective investment properties are charged or credited to the profit or loss for the period in which they arise. There was no valuation performed during the quarter under review.

**A15. Borrowings and Debt Securities**

	<b>As at 31.12.2012 RM'000</b>	<b>As at 30.06.2012 RM'000</b>	<b>As at 1.07.2011 RM'000</b>
<u>Short term borrowings</u>			
Secured			
- Revolving credit	-	-	59,350
- Commercial papers	1,112,000	550,000	-
Unsecured			
- Revolving loan	75,000	700,000	-
	<u>1,187,000</u>	<u>1,250,000</u>	<u>59,350</u>
Less: Discount on commercial papers	(3,293)	(1,308)	-
Less: Unamortised transaction costs	(1,901)	(3,653)	-
Total short term borrowings	<u>1,181,806</u>	<u>1,245,039</u>	<u>59,350</u>
<u>Long term borrowings</u>			
Secured term loans	305,830	318,950	1,514,000
Unrated bond	400,000	-	-
	<u>705,830</u>	<u>318,950</u>	<u>1,514,000</u>
Less: Unamortised transaction costs	(705)	(865)	(11,975)
Total long term borrowings	<u>705,125</u>	<u>318,085</u>	<u>1,502,025</u>
Total borrowings	<u>1,886,931</u>	<u>1,563,124</u>	<u>1,561,375</u>

Included in the long term borrowings is a secured 3-year fixed rate term loan of USD100 million (equivalent to RM310.8 million), hedged with a cross currency swap contract to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuation over the period of the foreign currency borrowing.

The Group has issued RM310 million of commercial papers during the quarter to fully settle the purchase consideration of Sunway Medical Centre. Depending on the quantum that could be raised via the Proposed Placement, the proceeds from the Proposed Placement will be used to partially or fully repay the borrowings.

**A16. Fair Value Hierarchy**

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1

Quoted market prices in an active market for identical assets or liabilities.

Level 2

Valuation inputs (other than Level 1 input) that are observable for the asset or liability, either directly or indirectly.

Level 3

Valuation inputs that are not based on observable market data.



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**A16. Fair Value Hierarchy (Cont'd)**

The table below analyses financial instruments, measured at fair value at the end of the reporting date, by the level in the fair value hierarchy into which the fair value measurement is categorised:

	<b>Level 1 RM'000</b>	<b>Level 2 RM'000</b>	<b>Level 3 RM'000</b>	<b>Total RM'000</b>
At 31 December 2012	-	(908)	-	(908)
At 30 June 2012	-	8,455	-	8,455
At 1 July 2011	-	706	-	706

No transfers between any levels of the fair value hierarchy took place during the current quarter and the preceding year corresponding quarter. There were also no changes in the purpose of derivative financial instrument that subsequently resulted in a different classification of the instrument.

**A17. Material Event**

1. Unrated Medium Term Notes

On 9 October 2012, SunREIT Unrated Bond Berhad (formerly known as Mega Revenue Sdn Bhd), a wholly owned subsidiary of Sunway REIT, has issued an aggregate of RM400.0 million in nominal value of Unrated Medium Term Notes ("Unrated MTNs") pursuant to the Medium Term Note Programme ("MTN Programme") of up to RM1.0 billion.

The details of the MTN Programme which were issued on 9 October 2012 with an aggregate nominal value of RM400.0 million are as follows:

<b>Issue</b>	<b>Tranche</b>	<b>Nominal Value</b>	<b>Maturity Date</b>
1	1	RM270.0 million	9 October 2017
1	2	RM130.0 million	9 October 2017

The proceeds raised from the issuance of Issue 1 Tranche 1 and Issue 1 Tranche 2 of the Unrated MTNs under the MTN Programme was used to partially repay the outstanding revolving loan of Sunway REIT.

2. Corporate Proposals

- I - Proposed Acquisition of the SunMed Property for a purchase consideration of RM310 million;
  - II - Proposed Placement of new units in Sunway REIT;
  - III - Proposed Unitholders' Mandate to allot and issue new units up to 20% of the approved fund size of Sunway REIT; and
  - IV - Proposed Increase in Fund Size
- (collectively referred to as the "Proposals")

OSK Trustees Berhad (Trustee for Sunway REIT) had on 9 October 2012 entered into a conditional Sales & Purchase Agreement ("SPA") with Sunway Medical Centre Berhad ("SMCB"), for the proposed acquisition of the Sunway Medical Centre ("SunMed Property") for a total purchase consideration of RM310 million ("Proposed Acquisition"). On the same date, the Trustee and the Manager had entered into a conditional hospital master lease agreement ("HMLA") with SMCB for the lease of the SunMed Property to SMCB which shall commence upon the Completion Date of the Proposed Acquisition.

In addition, RHB Investment Bank had, on behalf of the Board, announced that the Manager proposes to undertake the following:

- (a) placement of such number of new units in Sunway REIT to raise gross proceeds of up to RM320 million at an issue price to be determined later by way of bookbuilding ("Proposed Placement");

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**A17. Material Event (Cont'd)**

2. Corporate Proposals (Cont'd)

- (b) seek unitholders' mandate to allot and issue new units of up to 20% of the approved fund size of Sunway REIT pursuant to Clause 14.03 of the Guidelines on Real Estate Investment Trusts issued by the Securities Commission Malaysia ("SC") ("REIT Guidelines") ("Proposed Mandate"); and
- (c) increase the existing approved fund size of Sunway REIT from 2,780,112,300 units to up to a maximum of 3,650,888,858 units ("Proposed Increase in Fund Size").

The Proposals have been submitted to Securities Commission on 10 October 2012 and an approval was obtained from Securities Commission on 28 November 2012.

On 18 December 2012, all of the ordinary resolutions for the Proposals as set out in the Notice of Unitholders' Meeting of Sunway REIT dated 3 December 2012 were duly passed by the Unitholders, by way of poll. With the approval of the Unitholders obtained at the Unitholders' Meeting, all the conditions precedent under the SPA have been fulfilled/obtained. Accordingly, the SPA has become unconditional on even date.

The Proposed Acquisition was completed on 31 December 2012 following the payment of the Balance of Purchase Consideration which was drawn from Sunway REIT's existing debt financing facilities ("Borrowings"). Depending on the quantum that could be raised via the Proposed Placement, the proceeds from the Proposed Placement will be used to partially or fully repay the Borrowings.

**A18. Material Events Subsequent to the end of the Current Quarter**

There were no material events subsequent to the current quarter ended 31 December 2012.

**A19. Capital Commitments**

The amount of commitments for investment properties not provided for in the unaudited interim financial statements as at 31 December 2012 were as follows:

	<b>As at 31.12.2012 RM'000</b>
Approved and contracted for	34,566
Approved but not contracted for	337,536
	372,102

The capital commitments are mainly in relation to the proposed refurbishment of Sunway Putra Mall and link carpark, alfresco & back of house enhancement at Sunway Resort Hotel & Spa.

**A20. Contingent Liabilities and Assets**

There were no contingent liabilities or contingent assets as at 31 December 2012.

**A21. Transactions with Parties Related to the Manager**

The following table provides information on the transactions which have been entered into with parties related to the Manager during the period ended 31 December 2012 and 31 December 2011 as well as the balances with the parties related to the Manager as at 31 December 2012, 30 June 2012 and 30 June 2011:

	Current Quarter ended		Cumulative Quarter ended	
	31.12.2012	31.12.2011	31.12.2012	31.12.2011
	RM'000	RM'000	RM'000	RM'000
<u>(Sales to)/purchases from parties related to the Manager</u>				
(a) Sunway Berhad Group				
- Sales	(29,685)	(28,092)	(55,164)	(52,817)
- Purchases	13,894	13,659	22,811	19,629
- Acquisition of investment property	310,000	-	310,000	-

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**A21. Transactions with Parties Related to the Manager (Cont'd)**

	Current Quarter ended		Cumulative Quarter ended	
	31.12.2012 RM'000	31.12.2011 RM'000	31.12.2012 RM'000	31.12.2011 RM'000
<u>(Sales to)/purchases from parties related to the Manager</u>				
(b) Sunway Technology Sdn. Bhd. Group ("STSB Group")				
- Sales	(130)	(130)	(251)	(261)
(c) Adasia (M) Sdn. Bhd. ("Adasia") *				
- Sales	-	-	-	(46)
- Purchases	-	-	-	68

\* Adasia (M) Sdn. Bhd. had ceased to be a related party to Sunway Berhad and its subsidiaries with effective from 26 September 2011.

	As at	As at	As at
	31.12.2012 RM'000	30.06.2012 RM'000	1.07.2011 RM'000
<u>Amount owed by parties related to Manager:</u>			
(a) Sunway Berhad Group	4,124	6,294	-
(b) Sunway Holdings Berhad Group ("Sunway Holdings Group")	-	-	60
(c) Sunway City Berhad Group ("Sunway City Group")	-	-	3,794
(d) Sunway Technology Sdn. Bhd. Group ("STSB Group")	-	-	-
(e) Adasia (M) Sdn. Bhd. ("Adasia") *	-	-	70
(f) Asian Strategy & Incorporated	-	-	11

	As at	As at	As at
	31.12.2012 RM'000	30.06.2012 RM'000	1.07.2011 RM'000
<u>Amount owed to parties related to Manager:</u>			
(a) Sunway Berhad Group	10,907	9,838	-
(b) Sunway Holdings Berhad Group ("Sunway Holdings Group")	-	-	219
(c) Sunway City Berhad Group ("Sunway City Group")	-	-	24,315

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**Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad**

**B1. Review of Performance**

Explanatory comment on the performance of each of the Group's business segment is provided in Note A9.

**B2. Maintenance Costs and Major Capital Expenditure**

There was no unusual maintenance costs during the quarter under review. Sunway REIT incurred capital expenditure of approximately RM9.0 million during 2Q 2013 and RM17.4 million for YTD 2Q 2013 mainly involving carpark linkages at Sunway Resort Hotel & Spa, refurbishment at Sunway Hotel Seberang Jaya and asset enhancement at Menara Sunway.

**B3. Material Changes in Quarterly Results**

	<b>Current Quarter Ended 31.12.2012 RM'000</b>	<b>Immediate Preceding Quarter Ended 30.09.2012 RM'000</b>
Income before taxation	56,122	52,009

Sunway REIT recorded an income before taxation of RM56.1 million, RM4.1 million or 7.9% higher than the immediate preceding quarter of RM52.0 million mainly attributable to higher overall net property income from the hotel segment by RM3.5 million. The current quarter is typically a peak season for hotel business due to year end corporate functions, banquets as well as school holiday.

**B4. Commentary on Prospects**

The International Monetary Fund ("IMF") is projecting the world economy to grow by 3.6% in CY2013 with gradual strengthening of the U.S. economy. Meanwhile, Asian economy is expected to remain resilient with China moving toward more sustainable growth.

The Malaysian economy picked up in the second and third quarter in CY2012 after a weak start in the first quarter bringing the YTD growth of 5.2%. Bank Negara Malaysia ("BNM")'s GDP target of 4.5% - 5.0% in CY2012 is highly achievable.

The Prime Minister announced that the economy is targeted to grow at the rate of 4.5% - 5.5% in CY2013 anchored by domestic demand. Private consumption and investment will drive growth while public spending and investment activities are expected to lend support to growth.

Uncertainties of the timing and outcome of the 13th General Election will cause businesses to adopt a precautionary stance and major business decisions may be deferred to after the general election.

Inflation has been benign in CY2012 with YTD (January 2012 – November 2012) inflation stood at 1.7%. In our view, inflation may creep up in CY2013 following a year of low inflation environment as well as possibilities of electricity tariff hike after the general election.

The Monetary Policy Committee ("MPC") left the overnight policy rate ("OPR") unchanged at 3.0% for the ninth consecutive times since July 2011. Accommodative monetary policy is likely to remain in 1H CY2013 as the government is supportive of growth amidst the weakness in external trades.

The Manager expects the distribution per unit for FY2013 to be sustained despite the expected loss of income contribution from Sunway Putra Mall upon the closure of the mall for refurbishment in 4Q2013, cushioned by interest savings from the capital management programme and new income stream arising from the acquisition of Sunway Medical Centre. On capital management, the Manager is actively monitoring the interest rate trend for the coming months.

The Manager is committed to distribute 100% of its distributable net income for FY2013.

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**B4. Commentary on Prospects (Cont'd)**

Review of retail market

The retail industry in Malaysia is expected to expand by 5.8% in 2012 assuming that growth for the last quarter of 2012 comes in at 5.7%, according to Retail Group Malaysia ("RGM"). The full year growth was dragged down by the weak growth in the third quarter despite the Hari Raya festive celebration.

The RGM maintains its projection of 6.0% retail sales growth in 2013. Retailers are likely to enjoy stronger sales in 1Q CY2013 ahead of Chinese New Year celebration, bonus payout, government dispensing incentives such as Bantuan Rakyat 1 Malaysia ("BR1M"), RM100 cash to students, smartphone rebates and 1 Malaysia Book Voucher to be distributed to students in February 2013.

Sunway Pyramid Shopping Mall continued to enjoy strong occupancy rate of 99.0% for YTD 2Q 2013, largely unchanged from the 99.2% in 1Q 2013. YTD 2Q 2013, a total of 306,292 sq. ft. of expiring leases were renewed at the average rental reversion rate of 19.3% over a 3-year term.

The mall continued to introduce fresh retail concepts and tenancy mix in catering to the continuous change in trends and consumers' lifestyle. Several new brands were introduced, such as GAP, Warehouse, Uniqlo, DKNY and etc. This will be an ongoing initiatives to ensure that the mall stays ahead of competition.

Meanwhile, Sunway Carnival Shopping Mall's average occupancy rate improved further to 96.1% for YTD 2Q 2013, from 95.7% in 1Q 2013. YTD 2Q 2013, a total of 9,993 sq. ft. of lettable space due for renewal was renewed at an average rental reversion rate of 15.6% over a 3-year term. The Manager is optimistic with the prospect of the mall as the business momentum of the mall is exhibiting healthy signs.

The Manager expects the retail assets to be the key growth driver for the portfolio supported by macro factors such as strong consumerism, young population and growing affluence of the nation. On the assets level, the Manager strives to embark on aggressive marketing activities and introduction of fresh retail concepts to be ahead of retail trends in ensuring the leadership position of the malls in their respective locations.

Review of hotel market

In the Budget 2013 announcement, total revenue generated from the tourism sector is estimated to increase to RM62.0 billion in CY2012 from RM58.3 billion in CY2011. In order to achieve the target CY2011 – CY2013 CAGR of 8.0%, tourism receipts is expected to surge 14.5% to RM71 billion in CY2013 which is highly challenging based on historical 5-year average growth of 6.1% p.a.

That said, tourism business is expected to benefit from ongoing government's promotional activities to attract tourist arrivals ahead of Visit Malaysia Year in 2014.

Sunway Resort Hotel and Spa's average occupancy rate inched up to 71.9% in 2Q2013 compared to 70.8% in 1Q 2013. On a year-on-year basis, average occupancy rate dropped from 82.0% in 2Q2012 versus 71.9% in 2Q2013 due to lesser business from leisure segment and meetings, incentives, conventions and exhibitions (MICE) segment.

Likewise, Pyramid Tower Hotel witnessed the same business trend as Sunway Resort Hotel and Spa. Average occupancy rate improved from 78.1% in 1Q 2013 to 82.6% in 2Q 2013. On a year-on-year basis, average occupancy rate declined from 90.2% in 2Q2012 to 82.6% in 2Q 2013 for the same reason mentioned above.

In Penang mainland, Sunway Hotel Seberang Jaya experienced a slowdown in business and low occupancy rate due to the ongoing refurbishment exercise. Average occupancy rate dipped to 46.2% in 2Q2013 from 49.5% in 1Q 2013. On a year-on-year basis, average occupancy rate dropped from 75.7% in 2Q 2012 to 46.3% in 2Q 2013.

On a positive note, the hotel has started to enjoy higher Average Daily Rate (ADR) for the 138 newly refurbished rooms. The refurbishment is expected to be completed in February 2013. The Manager expects the occupancy rate to improve upon the completion of the refurbishment exercise.

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**B4. Commentary on Prospects (Cont'd)**

Review of hotel market (cont'd)

The Manager takes the view of possible decline in income contribution from the hotel segment for FY 2013 for the reasons mentioned above.

Review of office market

The office sub-sector is expected to remain challenging as a result of oversupply and stiff competition. Rentals are expected to remain stagnant or possibly on a declining trend. On the demand side, demand will be driven by relocation of tenants from older office buildings to well managed and newer buildings with better specifications.

Menara Sunway's average occupancy rate was largely unchanged at 99.2% for YTD 2Q 2013. The expansion with additional NLA of 14,193 sq. ft. has been completed in November 2012 and tenanted in December 2012.

Meanwhile, Sunway Tower's average occupancy rate remained unchanged at 81.8% for YTD 2Q 2013 as the Manager continues to fill the vacancy of the office tower.

Under the challenging business operating environment arising from the oversupply situation, the Manager is cautious on this sub-sector and expect income contribution from the office sub-sector to be weaker than FY2012.

Review of Sunway Putra Place

The business performance of Sunway Putra Place was lower for YTD 2Q 2013 vis-à-vis the corresponding period in 2Q 2012, attributable to lower contribution from Sunway Putra Mall and Sunway Putra Tower. The drop was however mitigated by stronger performance from Sunway Putra Hotel.

Sunway Putra Mall's average occupancy rate was largely unchanged at 73.1% for YTD 2Q 2013 compared to 73.8% in 1Q 2013. On a year-on-year basis, average occupancy rate has declined from 84.0% for YTD 2Q 2012 to 73.1% for YTD 2Q 2013. The lower average occupancy rate was due to termination of non-performing tenants and tenants moving out in light of impending refurbishment. The management has notified all tenants via writing on 30 October 2012, giving 6 months termination notice and the mall will be closed on 30 April 2013.

YTD 2Q 2013 average occupancy rate for Sunway Putra Hotel improved to 62.9% versus 55.4% in 1Q 2013 on the back of stronger business performance from leisure and government segments.

Meanwhile, Sunway Putra Tower experienced a drop in average occupancy rate due to non renewal by tenants. The average occupancy rate slipped to 76.5% for YTD 2Q 2013 from 1Q 2013. The Manager is actively seeking for replacement tenants for the vacancy in the office tower.

**B5. Investment Objectives**

The Manager's key investment objective for Sunway REIT is to provide the unitholders with exposure to a diverse portfolio of authorised investments (pursuant to provisions of the trust deed) that will provide stable cash distributions with the potential for sustainable growth in net asset value per unit. The principal investment policy of Sunway REIT is to invest in retail, hospitality, office and other real estate assets, subject to the REIT Guidelines.

For the quarter ended 31 December 2012, the Manager proposed an interim income distribution of 2.19 sen per unit to be paid on 27 February 2013. The Manager is confident of providing stable cash distributions going forward and will endeavour to grow the net asset value over a longer period of time. There was no change in the objectives during the period under review.

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**B6. Performance Benchmark**

<b>Performance indicators</b>	<b>Period ended 31.12.2012</b>	<b>Year ended 30.06.2012</b>
a) Management expense ratio <sup>1</sup>	0.88%	0.98%
b) Total returns <sup>1</sup>	19.4%	28.0%
c) Average annual returns <sup>1</sup>	25.6%	28.7%
d) Distribution yield <sup>1</sup>	5.4%	5.50%
e) NAV per unit (after income distribution)(RM)	1.0964	1.0968

<sup>1</sup> Performance indicators for the period ended 31 December 2012 is based on annualised results.

- a) The ratio of annualised expenses incurred in operating Sunway REIT to the NAV of Sunway REIT.
- b) Total return represents the change in unit price from beginning of financial year plus distribution yield for the period.
- c) Average annual return is the sum of the return rates of Sunway REIT over a given number of years divided by that number of years.
- d) Based on Annualised DPU of 8.42 sen divided by its closing price as at 31 December 2012 of RM1.55 (30 June 2012 - DPU: 7.50 sen; Closing price as at 30 June 2012: RM1.36).
- e) NAV of Sunway REIT as determined by deducting the value of all Sunway REIT's liabilities from the total asset value, divided by total issued units.

**B7. Strategies and Policies**

The Manager's strategies can be broadly categorised as:

- active asset management strategy
- acquisition growth strategy
- capital and risk management strategy

There was no change in the strategies and policies employed during the period under review.

**B8. Manager's fee**

Pursuant to the Deed constituting Sunway REIT, the Manager is entitled to receive the following fees from Sunway REIT:

- a) Base fee of 0.3% per annum on the total assets value;
- b) Performance fee of 3% per annum of net property income, but before deduction of fees payable to the Property Manager pursuant to the Property Management Agreement;
- c) Acquisition fee of 1% of the acquisition price of any future assets of Sunway REIT or a Single-Purpose Company acquired by the Trustee for Sunway REIT (pro rated if applicable to the proportion of the interest in Real Estate or Single-Purpose Company purchased by the Trustee for Sunway REIT); and
- d) Divestment fee of 0.5% of the sale price of any future Assets of Sunway REIT or a Single-Purpose Company sold or divested by the Trustee (pro rated if applicable to the proportion of the interest of Sunway REIT in the Assets of Sunway REIT sold).

The Manager's fee shall be net of all applicable tax, duties and levies imposed by the relevant authorities in Malaysia. The Manager shall be paid the base fee and performance fee which may be in the forms of cash, new Units or a combination thereof, with the initial applicable proportion to be 50% in the form of cash and 50% in the form of new Units, such proportion which may be varied at the discretion of the Manager.

Total fees accrued to the Manager for the current quarter and cumulative quarter ended 31 December 2012 was RM9.1 million and RM14.8 million respectively compared to preceding year corresponding quarter and cumulative quarter ended 31 December 2011 of RM5.7 million and RM11.2 million respectively. Included in the Manager's fee for the current quarter ended 31 December 2012 was the acquisition fee of RM3.1 million payable to the Manager on the acquisition of Sunway Medical Centre. The acquisition fee was capitalised as part of the acquisition costs during the quarter under review.

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**B9. Trustee Fee**

Pursuant to the Deed constituting Sunway REIT, the Trustee is entitled to receive up to 0.03% per annum of the net asset value of Sunway REIT, net of all applicable taxes, duties and levies imposed by the relevant authorities in Malaysia, is calculated on a monthly accrual basis, based on a year of 12 months. The total Trustee's fee for the current quarter and cumulative quarter ended 31 December 2012 was RM0.2 million and RM0.5 million respectively compared to preceding year corresponding quarter and cumulative quarter ended 31 December 2011 of RM0.2 million and RM0.4 million respectively.

**B10. Status of Corporate Proposals**

The following corporate proposal has been announced but not completed as at the date of this report:

(a) Proposed Placement

The Proposed Placement of new units in Sunway REIT to raise gross proceeds of up to RM320 million at an issue price to be determined later by way of bookbuilding is currently pending completion.

Please refer to Note A17(2) for details.

**B11. Material Litigation**

1. High Court Originating Summons No. 24NCVC-901-2011 and Court of Appeal No. W-02 (NCVC) -2242-2011, FCC No. 08(f)-399-05/2012 (W)

On 19 April 2011, Robert Ti and Kornelius Kurniadi (Plaintiffs) commenced this action against amongst others OSK Trustees Berhad and Sunway REIT which sought a declaration that the public auction of Putra Place held on 30 March 2011 was null and void because they were wrongly excluded from bidding and that OSK Trustees Berhad (as trustee for Sunway Real Estate Investment Trust) had contravened a condition of sale in the Proclamation of Sale.

The Kuala Lumpur High Court had on 28 April 2011 dismissed with costs the Plaintiffs' application for various interim injunctions and on 27 July 2011 dismissed the originating summons with costs.

The Plaintiffs have appealed against the dismissal of originating summons on 27 July 2011 at the Court of Appeal. On 18 April 2012, the Court of Appeal heard and dismissed the appeal.

On 17 May 2012, the Plaintiffs served an unsealed Notice of Motion for leave to appeal to the Federal Court on the solicitors of OSK Trustees Berhad and Sunway REIT Management Sdn Bhd. The Plaintiffs are seeking leave to appeal against the decision of the Court of Appeal given on 18 April 2012. On 13 September 2012, the hearing of application for leave to appeal was adjourned to another date for case management. The date for the case management is yet to be fixed.

The Federal Court had fixed the date for case management on 19 December 2012 which was thereafter adjourned to 21 January 2013. On 21 January 2013, the court fixed a hearing date on 8 July 2013 and 9 July 2013.

2. High Court Originating Summons No. 21NCVC-95-2011, W-02(IM)(NCVC)-4192-12/2011, FCC No. 08(j)-402-05/2012(W)

On 6 May 2011, Metroplex Holdings Sdn Bhd (Plaintiff) commenced the case against amongst others OSK Trustees Berhad, Sunway REIT and Sunway REIT Management Sdn Bhd seeking to set aside the sale of Putra Place to OSK Trustees Berhad (as trustee of Sunway REIT) at the auction conducted by the Kuala Lumpur High Court on 30 March 2011. The Plaintiff claims that the auction on 30 March 2011 was not a valid public auction and that OSK Trustees Berhad (as trustee of Sunway REIT) was not entitled to bid at the auction.

On 17 August 2011, the High Court fixed the hearing date for the application to strike out the case by OSK Trustees Berhad, Sunway REIT Management Sdn Bhd and CIMB Investment Bank Berhad on 23 September 2011 which was adjourned to 20 October 2011. After the hearing of the striking out application on 20 October 2011, the High Court will make a decision on 22 November 2011.



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**B11. Material Litigation (Cont'd)**

2. High Court Originating Summons No. 21NCVC-95-2011, W-02(IM)(NCVC)-4192-12/2011, FCC No. 08(j)-402-05/2012(W) (cont'd)

On 22 November 2011, the High Court allowed the application to strike out the case by OSK Trustees Berhad, Sunway REIT Management Sdn Bhd with costs in aggregate sum of RM24,000 to be paid by Metroplex Holdings Sdn Bhd.

Metroplex Holdings Sdn Bhd has filed a Notice of Appeal with the Court of Appeal on 13 December 2011 to appeal against the decision of the High Court of Malaya on 22 November 2011 which allowed the striking out of the case. On 20 April 2012, the Court of Appeal heard and dismissed the appeal.

On 17 May 2012, the Plaintiffs served an unsealed Notice of Motion for leave to appeal to the Federal Court on the solicitors of OSK Trustees Berhad and Sunway REIT Management Sdn Bhd. The Plaintiffs are seeking leave to appeal against the decision of the Court of Appeal given on 18 April 2012. On 13 September 2012, the hearing of application for leave to appeal was adjourned to another date for case management. The date for the case management is yet to be fixed.

The Federal Court had fixed the date for case management on 19 December 2012 which was thereafter adjourned to 21 January 2013. On 21 January 2013, the court fixed a hearing date on 8 July 2013 and 9 July 2013.

3. High Court Originating Summons No. 24NCVC-1255-2011, Court of Appeal W-02(NCVC)-1680-2011 and W-02(NCVC)-1773)-2011 and Federal Court Leave to Appeal 08(f)-425-09-2011

On 1 June 2011, OSK Trustees Berhad (as trustee of Sunway REIT)(Trustee) and Sunway REIT Management Sdn Bhd (Manager) brought the action against Metroplex Holdings Sdn Bhd which amongst others seek an order that Metroplex Holdings Sdn Bhd ("Metroplex") deliver possession of each and every part of Putra Place that Metroplex, its related corporations, its servants and agents in possession, occupied or control to the Trustee and the Manager.

On 28 June 2011, the High Court has declared that OSK Trustees Berhad (as trustee of Sunway REIT) is the legal owner of Putra Place since 19 April 2011 and has ordered that Metroplex, its servants or agents or otherwise hand over to the Manager control and management of Putra Place within 72 hours which was to expire at noon on 1 July 2011.

Metroplex then filed a notice of appeal for an appeal against the decision of the High Court and on 1 July 2011 obtained an order for stay of execution of the High Court order dated 28 June 2011 ("Orders"). The Court of Appeal has on 27 September 2011, dismissed the appeals with costs of RM120,000 filed by Metroplex against the Orders.

On 29 September 2011, Metroplex served the Notice for Application for Leave to Appeal, the Notice of Motion (Ex parte) dated 28 September 2011 for stay of execution and the draft ex-parte interim order for stay of execution dated 28 September 2011 granted by Federal Court on the Trustee and the Manager. The sealed ex-parte interim order for stay of execution was served on OSK Trustees Berhad and Sunway REIT Management Sdn Bhd on 30 September 2011. The application for stay of execution has been fixed for hearing inter-partes on 4 October 2011.

Following the decision of the Court of Appeal on 27 September 2011 in dismissing the appeal by Metroplex and prior to the service of the draft interim order for stay of execution, Metroplex had already delivered possession and control of Putra Place to the Trustee and the Manager in accordance with the Orders.

On 4 October 2011, the Federal Court heard and dismissed the application by Metroplex for the stay of execution Orders, including the control and possession of Putra Place, with costs of RM30,000. With the dismissal of the stay application, the Trustee and the Manager will execute the remaining parts of the Orders that have not been enforced, which include the orders that Metroplex is:

- (i) restrained from holding itself out as the owner of Putra Place and from controlling and managing Putra Place or remaining on or entering Putra Place;

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**B11. Material Litigation (Cont'd)**

3. High Court Originating Summons No. 24NCVC-1255-2011, Court of Appeal W-02(NCVC)-1680-2011 and W-02(NCVC)-1773)-2011 and Federal Court Leave to Appeal 08(f)-425-09-2011 (cont'd)
- (ii) to pay mesne profits from 19 April 2011 until possession is delivered up;
  - (iii) to provide all accounting records and a true account of all income and receipts derived or received by it from Putra Place since 19 April 2011 together with all supporting documents and to pay all such income and receipts to Sunway REIT;
  - (iv) to pay interest on all sums ordered to be paid at such rate and for such period the Court deems proper;
  - (v) restrained from lodging any further private caveat over Putra Place and any private caveat lodged by them after 29 April 2011 be also cancelled and removed forthwith by the Pendaftar Hakmilik Wilayah Persekutuan.

Metroplex's application for leave to appeal to Federal Court was heard and dismissed on 20 February 2012

If Metroplex fails to comply with the Orders, either by itself or through its agents or its employees or its representatives, Haron Bin Dato' (DR) Mohd. Salleh, Lim Siew Kim and Mok Pak Hong as directors and/or officers of Metroplex may be cited for process of execution as a means of compelling Metroplex to comply.

Metroplex had applied to the High Court for clarification on the orders stated in, inter alia, paragraphs (b), (c) and (d) above and the application was dismissed by the High Court on 14 October 2011 and had on 21 November 2011 filed a Notice of Motion with the Court of Appeal for an appeal against the High Court dismissal of its application. The Court of Appeal heard and dismissed the appeal on 16 April 2012.

Metroplex had also instituted a separate suit on 20 November 2011 seeking orders, inter alia, that OSK Trustees Berhad and Sunway REIT Management Sdn Bhd be restrained from filing any winding-up petition against it and filing of any contempt of court proceedings against it and its directors in relation to the High Court orders obtained on 28 June 2011. On 29 May 2012, the High Court allowed OSK Trustees Berhad and Sunway REIT Management Sdn Bhd to strike out the Writ of Summons.

The solicitors for OSK Trustees Berhad and the Manager had on 2 August 2012, issued a section 218 Companies Act notice to Metroplex Holdings and filed a notice for assessment of damages before the Kuala Lumpur High Court registrar pursuant to the order granted on 28 June 2011. The matter was fixed for case management on 19 September 2012. On 19 September 2012, the matter has been fixed for further case management on 22 October 2012, which was thereafter fixed for final case management on 9 January 2013. The court had directed that it would proceed to fix hearing dates during the final case management regardless as to whether the defendants are prepared to proceed with the same. On 9 January 2013, the court fixed another date for case management on 20 February 2013.

Following from the section 218 Companies Act notice which was issued on 2 August 2012, OSK Trustees Berhad and the Manager had on 4 December 2012, filed a winding up petition before the Kuala Lumpur High Court against Metroplex. The first case management was held on 18 December 2012 and the court fixed a date for further case management on 4 February 2013. In the meantime, the solicitors for OSK Trustees Berhad and the Manager had received a sealed copy of the Notice of Motion dated 18 December 2012 to strike out the winding up petition dated 4 December 2012. The application to strike out the winding up petition has been fixed for hearing on 22 January 2013. The learned judge heard the case on 22 January 2013 and fixed a date for decision on 20 February 2013.

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**B11. Material Litigation (Cont'd)**

3. High Court Originating Summons No. 24NCVC-1255-2011, Court of Appeal W-02(NCVC)-1680-2011 and W-02(NCVC)-1773)-2011 and Federal Court Leave to Appeal 08(f)-425-09-2011 (cont'd)

Metroplex's application for leave to appeal to Federal Court was heard and dismissed on 20 February 2012 (cont'd)

Pursuant to the leave application to commence committal proceedings which leave was granted on 29 November 2012, the solicitors for OSK Trustees Berhad and the Manager had on 10 December 2012, filed an originating summons commencing the committal proceedings against Metroplex before the Kuala Lumpur High Court for non-compliance with some of the remaining Orders which were not enforced, as mentioned above. Case management was fixed on 27 December 2012. On 27 December 2012, further case management was fixed on 17 January 2013. On 17 January 2013, the court fixed a mention date for the filing of all relevant documents on 11 March 2013.

**B12. Soft commission**

There was no soft commission received by the Manager and/or its delegate during the period under review from its brokers/dealers by virtue of transactions conducted for Sunway REIT.

**B13. Summary of EPU, DPU, NAV and Market Price**

	<b>Current quarter ended 31.12.2012</b>	<b>Immediate preceding quarter ended 30.09.2012</b>	<b>% change</b>
Number of units in issue (units)	2,700,625,900	2,698,647,600	0.1%
Realised net income (RM'000)	56,116	51,997	7.9%
Realised earnings per unit (EPU) (sen)	2.08	1.93	7.8%
Income distribution(RM'000)	59,144	54,782	8.0%
Distribution per unit (DPU)(sen)	2.19	2.03	7.9%
Net Asset Value (NAV) (RM'000)	2,961,094	2,959,917	0.0%
NAV per unit (After income distribution) (RM)	1.0964	1.0968	0.0%
Market price per unit (RM)	1.55	1.45	6.9%

**B14. Income Distribution**

Please refer to Note A13 for details .

**B15. Disclosure of Nature of Outstanding Derivative Financial Instruments**

Derivative financial instruments are recognised in the financial statements in accordance with MFRS139.

<b>Type of Derivatives</b>	<b>Contract/ Notional Value</b>		<b>Fair Value</b>	
	<b>As at 31.12.2012</b>	<b>As at 30.06.2012</b>	<b>As at 31.12.2012</b>	<b>As at 30.06.2012</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Cross currency swap contract</b> - More than 1 year but less than 3 years	310,800	310,800	(908)	8,455

Cross currency swap contract

In the previous financial year, Sunway REIT entered into a cross currency swap contract to manage its exposure in foreign currency risk arising from foreign currency borrowings which was entered to minimize borrowing cost. Sunway REIT uses cash flow hedge to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuation over the hedging period on the foreign currency borrowings. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the fair value of the hedging instrument are recognized directly in other comprehensive income until such time as the hedged item affects profit or loss, then the gains or losses are transferred to the income statement. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the income statement.

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**B16. Risks and Policies of Derivatives**

The Group did not enter into any new derivatives during the quarter ended 31 December 2012.

The risks and policies relating to the management of derivative financial instrument are similar to those disclosed in the annual financial statements for the year ended 30 June 2012.

**B17. Disclosure of Gains/Losses Arising from Fair Value Changes of Financial Liabilities**

Please refer to Note A11 for details .

**B18. Realised and Unrealised Retained Profits/Undistributed Income**

The breakdown of the retained profits/undistributed income of the Group as at 31 December 2012 into realised and unrealised profits/undistributed income is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

	<b>Period ended 31.12.2012 RM'000</b>	<b>As at end of previous financial year RM'000</b>
Total retained profits/undistributed income		
- realised	32,675	30,310
- unrealised	620,315	616,537
	<u>652,990</u>	<u>646,847</u>
Less: Consolidation adjustments	(3)	(3)
Total retained profits/undistributed income	<u>652,987</u>	<u>646,844</u>

**B19. Directors' Declaration**

In the opinion of the Manager, this quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Sunway REIT as at 31 December 2012 and of its financial performance and cash flows for the quarter ended on that date and duly authorised for release by the Board of the Manager on 23 January 2013.

**BY ORDER OF THE BOARD**

**Sunway REIT Management Sdn. Bhd.**  
**(As Manager for Sunway Real Estate Investment Trust)**

**Tan Kim Aun (MAICSA No.: 7002988)**  
**Chin Soo Ching (MAICSA No.: 7042265)**  
**Company Secretaries**

**Petaling Jaya**  
**Date: 23 January 2013**